

044.A

0007

0006.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
684,200 / 684,200  
684,200 / 684,200  
684,200 / 684,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		PARK ST, ARLINGTON

## OWNERSHIP

Unit #: B

Owner 1: BURRELL KENNETH & KRISTEN	
Owner 2:	
Owner 3:	

Street 1: 70 PARK ST UNIT B

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LYU YI LISA -

Owner 2: CAI LI -

Street 1: 70 PARK ST #B

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2000, having primarily Vinyl Exterior and 1743 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7236																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	684,200			684,200		
							230333
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 044.A-0007-0006.0

!14601!

## PRINT

Date	Time
12/30/21	19:20:11

Date	Time
06/14/18	17:17:42

mmcmakin

14601

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	684,200	0	.	684,200		Year end	12/23/2021	
2021	102	FV	672,300	0	.	672,300		Year End Roll	12/10/2020	
2020	102	FV	660,400	0	.	660,400		Year End Roll	12/18/2019	
2019	102	FV	644,700	0	.	644,700		Year End Roll	1/3/2019	
2018	102	FV	586,900	0	.	586,900		Year End Roll	12/20/2017	
2017	102	FV	526,600	0	.	526,600		Year End Roll	1/3/2017	
2016	102	FV	526,600	0	.	526,600		Year End	1/4/2016	
2015	102	FV	504,800	0	.	504,800		Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYU YI LISA		45695-396		7/26/2005		533,000	No	No		
CARNEY JOHN A		33288-27		7/20/2001		380,000	No	No	4	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
2/15/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good			RESIDENTIAL GRID														
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																	
Prime Wall: 4	- Vinyl			A HBth:	Rating:																	
Sec Wall:	%			OthrFix:	Rating:																	
Roof Struct: 1	- Gable																					
Roof Cover: 1	- Asphalt Shgl																					
Color:																						
View / Desir: N	- NONE																					
GENERAL INFORMATION				OTHER FEATURES				CONDOS INFORMATION														
Grade: B-	- Good (-)			Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1														
Year Blt: 2000	Eff Yr Blt:			A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Alt LUC:	Alt %:			Frpl:	Rating:			Other														
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper														
Const Mod:				Location: E - End Unit				Lvl 2														
Lump Sum Adj:				Total Units:				Lvl 1														
				Floor: 1	- 1st Floor			Lower														
				% Own:	50.00000000			Totals   RMS: 5   BRS: 3   Baths: 2   HB 1														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA						
Avg Ht/FL:	STD			Phys Cond: VG	- Very Good			5.7 %	Exterior:	No Unit			RMS	BRS	FL	Code Description						
Prim Int Wal	1 - Drywall			Functional:				%	Interior:	1			5	3	1	GLA Gross Liv Ar						
Sec Int Wall:	10	- None		Economic:				%	Additions:													
Partition:	T	- Typical		Special:				%	Kitchen:													
Prim Floors:	3	- Hardwood		Override:				%	Baths:													
Sec Floors:	%			Total: 5.7 %				Plumbing:														
Bsmnt Flr:	12	- Concrete		CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 250.00				Heating:														
Bsmnt Gar:				Size Adj.: 0.84423411				General:														
Electric:	3	- Typical		Const Adj.: 1.04989493				COMPARABLE SALES														
Insulation:	3	- Typical		Adj \$ / SQ: 221.589				Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext:	S			Other Features: 57959																		
Heat Fuel:	2	- Gas		Grade Factor: 1.21																		
Heat Type:	1	- Forced H/Air		NBHD Inf: 1.35000002																		
# Heat Sys:	1			NBHD Mod:																		
% Heated:	100	% AC:	100	LUC Factor: 1.00																		
Solar HW:	NO	Central Vac: Yes		Adj Total: 725582																		
% Com Wal	% Sprinkled			Depreciation: 41358																		
				Depreciated Total: 684224																		
MOBILE HOME				Make:	Model:			WtAv\$/SQ:	AvRate:			Ind.Val			Net Sketched Ar							
SPEC FEATURES/YARD ITEMS											Juris. Factor:				Before Depr:	361.97						
											Special Features:	0			Val/Su Net:	392.54						
											Final Total:	684200			Val/Su SzAd:	392.54						
PARCEL ID 044.A-0007-0006.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:								Total:						